



City of Loma Linda Official Report

Robert Ziprick, Chairman
Charles Umeda, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Stan Brauer, Board Member

CRA AGENDA: January 24, 2006
TO: Agency Board Members
VIA: Dennis R. Halloway, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Award contract to Family Homes, Tustin, for site preparation and placement of three manufactured homes on single-family Agency-owned lots on Court Street (1) and Lind Avenue (2) pursuant to the Agency's Housing Program

RECOMMENDATION

It is recommended that the Agency Board award the contract to Family Homes, Tustin, for site preparation and placement of three manufactured homes on single-family Agency-owned lots on Court Street (1) and Lind Avenue (2) pursuant to the Agency's Housing Program

BACKGROUND

During fiscal year 2002-2003, Agency Staff contacted manufactured home suppliers to ascertain the feasibility of utilizing manufactured homes as in-fill as part of its Affordable Housing Program. Due to the rising cost of "stick built" homes, it was determined that manufactured housing was cost effective and therefore feasible. Hallmark-Southwest Corporation, Loma Linda and its retail outlet, as well as Family Homes, Tustin were contacted. Site visits were conducted for both suppliers. Subsequently, Hallmark-Southwest declined to participate. Negotiations continued with Family Homes

The Redevelopment Agency acquired the three lots in 2001 specifically for affordable housing. All three lots lie within the North Central Neighborhood of the Redevelopment Project Area. The neighborhood is a mix of single- and multi-family residences built prior to City incorporation.

The process included a Condition Use Permit to place single-family homes in a Multi-Family Residence (R-3) Zone and variances to reduce the required side yard setbacks for all three lots and to accommodate a reduction of the lot width for the two lots on Lind Avenue.

On December 7, 2005, the Planning Commission approved the Conditional Use Permit and granted the Variances subject to conditions. The lot on Court Street is 50 feet wide and 125 feet deep and the Lind Avenue Lots are 44 feet wide and 120 feet deep.

The Historical Commission has also reviewed the proposal and concurred that placement of manufactured single-family housing is appropriate for the area and would be compatible with the neighborhood in that the houses will have front porches and features similar to existing housing.

At the January 10 meeting, Board Member Brauer expressed concern that the houses may appear to look like mobile homes, and asked that pictures or rendering be submitted, depicting the appearance on a single-family lot versus a mobile home park.

ANALYSIS

Each house of approximately 1500 square feet will be placed on a perimeter foundation and piers; has three bedrooms, two baths, an attached two-car garage, and a front porch of at least eight feet in depth. Each house is approximately 35.5 feet in width, will be sprinklered and contain raceways for future connection to the Loma Linda Connected Community Program.

ENVIRONMENTAL

The project is exempt from CEQA pursuant to the CEQA Guidelines Section 15303(a), which provides a Class 3 Categorical Exemption from CEQA for the construction of up to four single-family residences in an urbanized area.

FINANCIAL IMPACT

\$140,000 per house, plus/minus, depending upon site preparation and on-site construction conditions/requirements.

Attachments: Site Plans
Illustrations

SITE PLAN

OWNER/BUILDER

City of Loma Linda
Redevelopment Agency
25541 Barton Rd.
Loma Linda, CA 92304

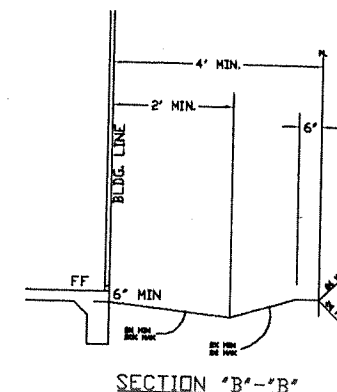
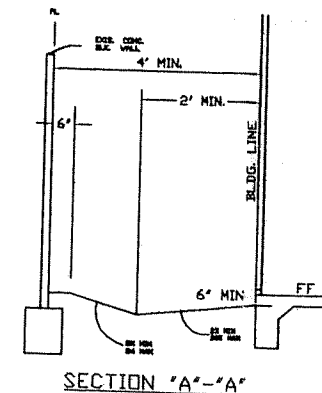
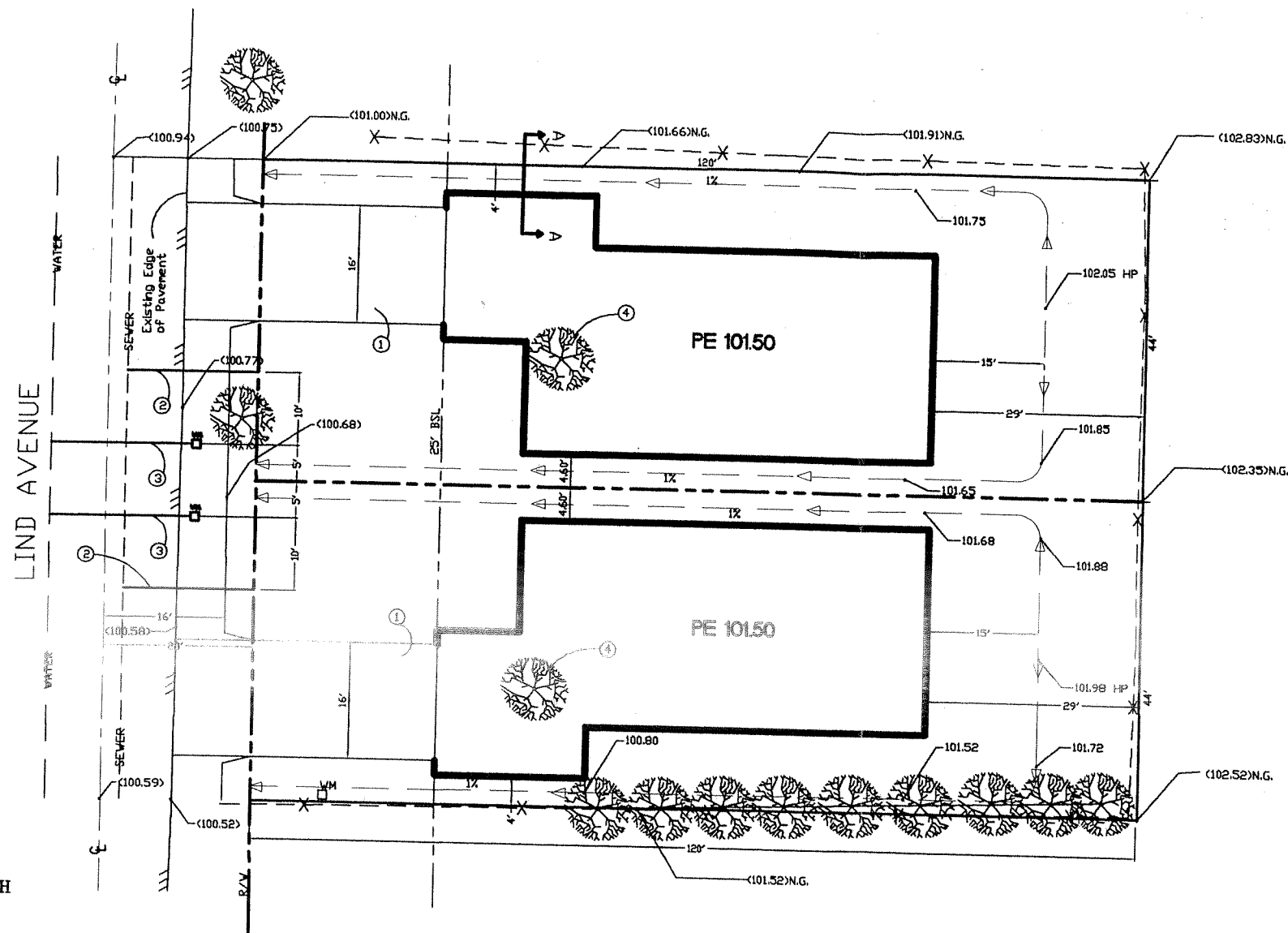
A.P.N.

283-92-39
283-92-40

SITE ADDRESS

SOURCE OF TOPO

Field Survey: March 2004



1" = 10'

GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) LATEST EDITION, AND ANY REQUIREMENTS OF THE PERMIT.
2. APPROVAL OF THIS PLAN BY THE CITY OF LOMA LINDA DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR OF THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
3. DUST SHALL BE CONTROLLED BY WATERING.
4. FINISH GRADING WILL BE COMPLETED AND APPROVED BEFORE OCCUPANCY OF BUILDING.
5. PUBLIC STREETS SHALL BE KEPT CLEAN AND FREE FROM DIRT AND/OR DEBRIS. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN STREET CLEANING NECESSITATED BY HIS OPERATION.

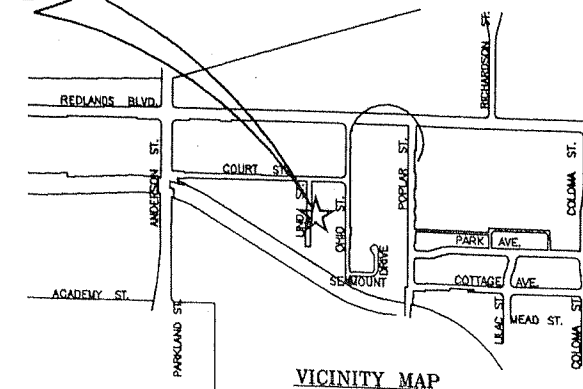
CONSTRUCTION NOTES

1. CONSTRUCT 4" CONCRETE DRIVEWAY
2. CONSTRUCT 4" SEWER LATERAL
3. CONSTRUCT 1" WATER LATERAL
4. REMOVE EXISTING TREE

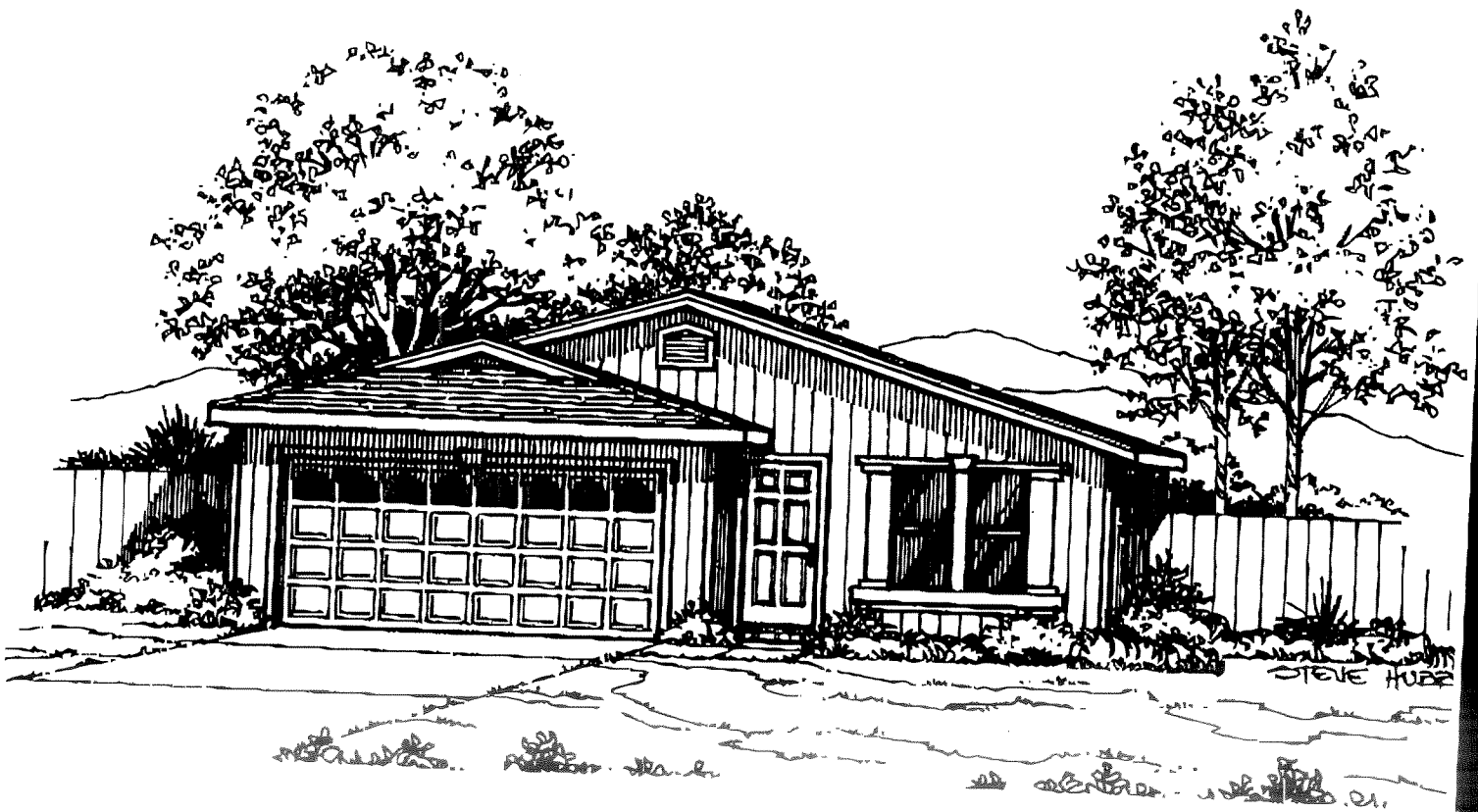
LEGEND

- DRAINAGE SWALE OR DIRECTION OF FLOW
- EXISTING FENCE
- F.F. FINISHED FLOOR ELEVATION
- P.E. PAD ELEVATION
- B.S.L. BUILDING SETBACK LINE
- H.P. HIGH POINT
- T.C. TOP OF CURB
- F.L. FLOW LINE
- N.G. NATURAL GRADE
- ⊕ BENCH MARK (TEMPORARY)

PROJECT SITE

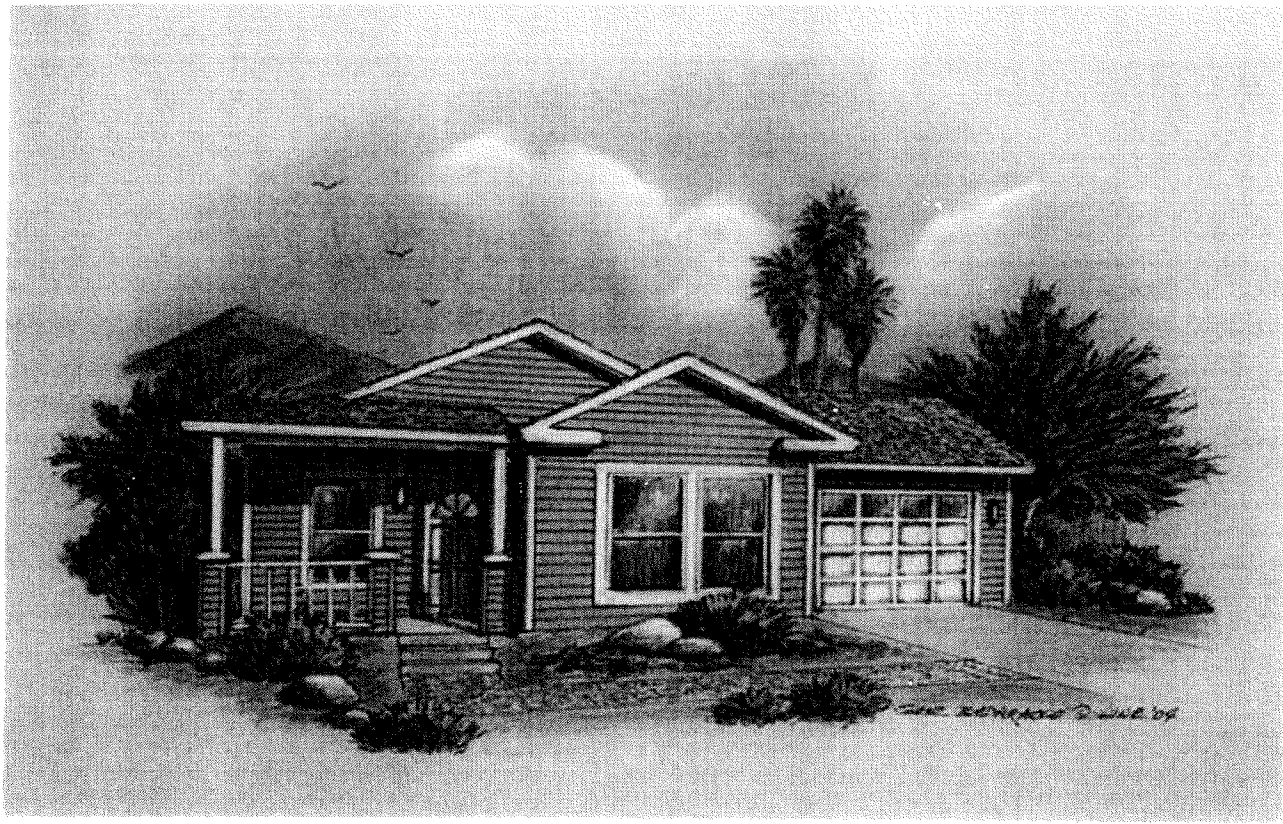


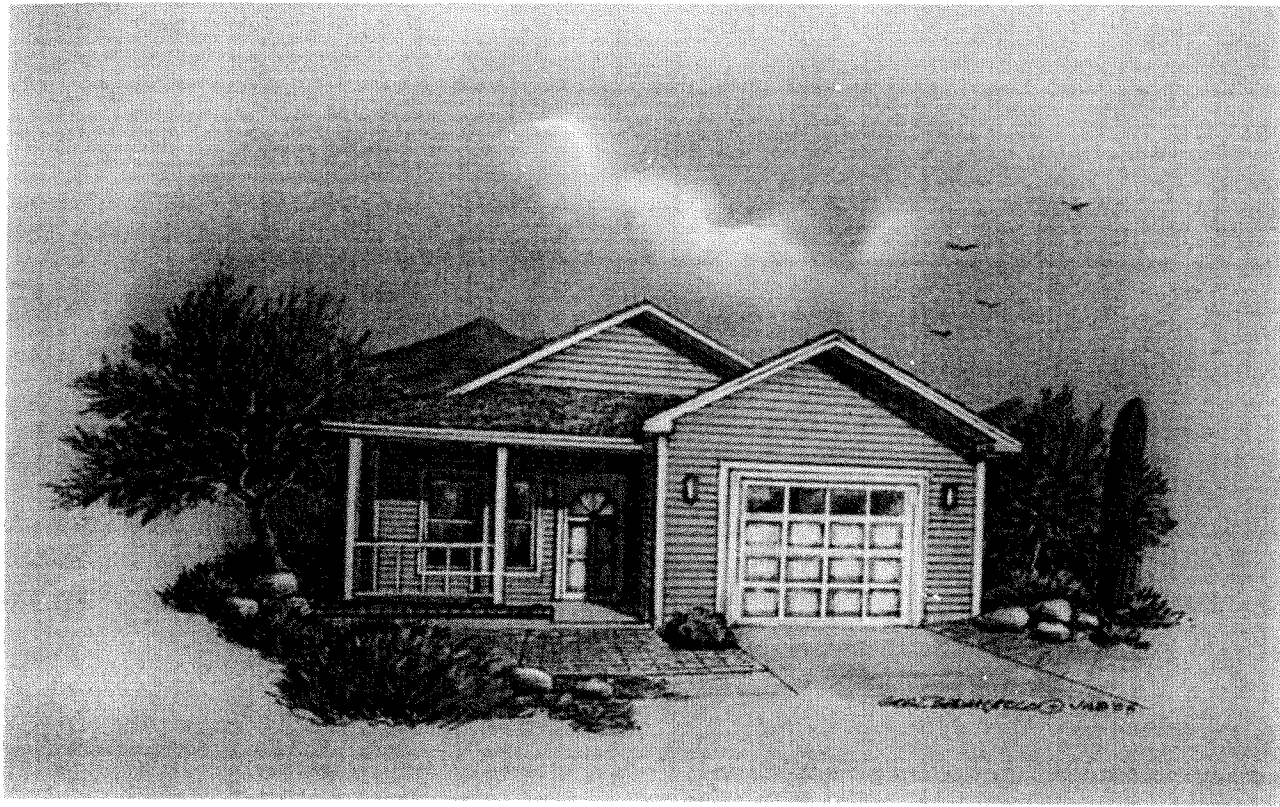
VICINITY MAP

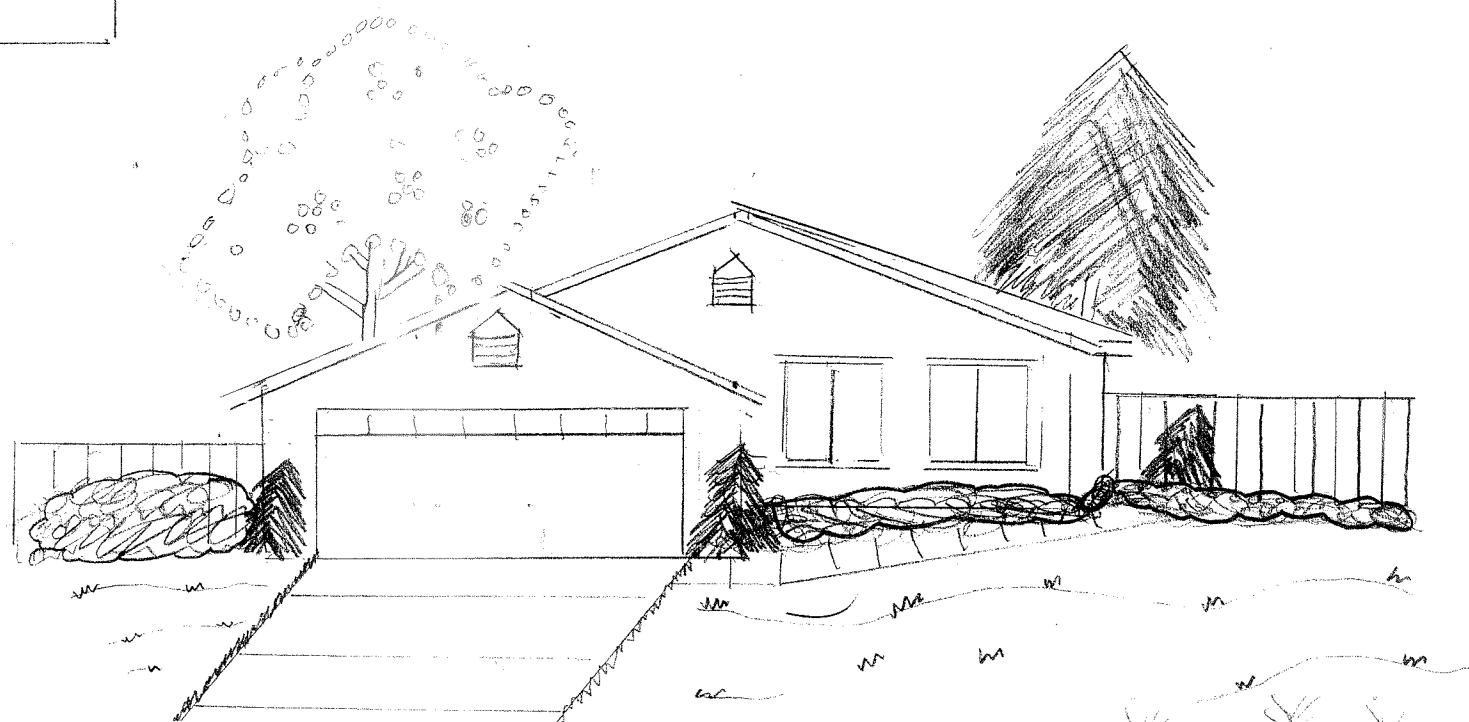
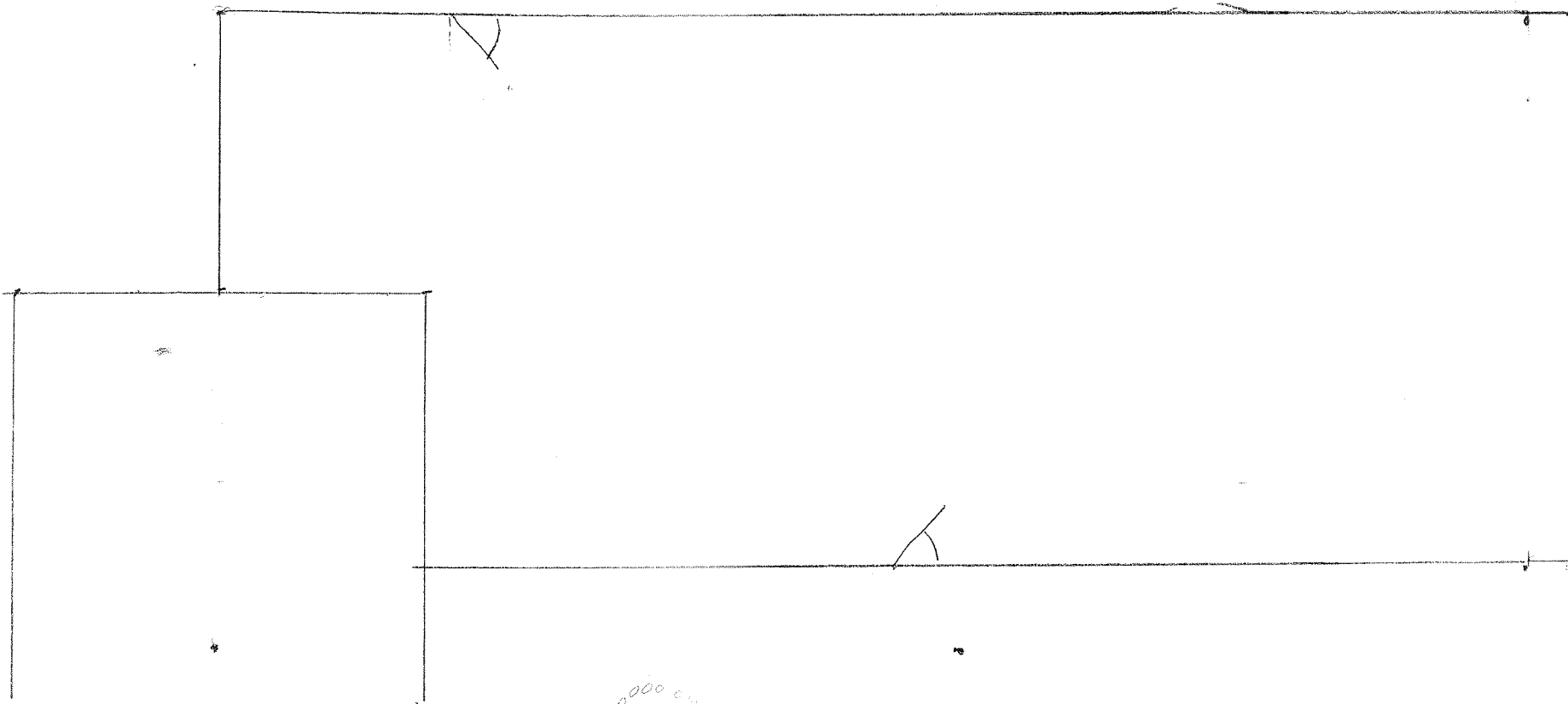


Artist rendering only.









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